

IN RE: PETITION FOR SPECIAL HEARING
SW/Corner Turner Crossing Road
and York Road
(211 Turner Crossing Road)
7th Election District
3rd Councilmanic District

Blanche A. Bull
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 97-444-SPH
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Special Hearing for that property known as 211 Turner Crossing Road, located in the vicinity of York Road in Maryland Line. The Petition was filed by the owner of the property, Blanche A. Bull, through her attorney, Edward C. Covahey, Jr., Esquire. The Petitioner seeks approval that Parcel 3, as shown on the site plan, being a separately described parcel on the deed description, is capable of being subdivided into two lots, pursuant to Section 1A01.3.B.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), and the transfer of one of these building rights/density units to the lot on adjacent Parcel 1 (owned by Dennis C. Badders), which was created without the benefit of a density unit. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Blanche A. Bull, property owner, Edward C. Covahey, Jr., Esquire, attorney for the Petitioner, and several other members of the Bull family. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is part of a larger tract containing a combined gross area of approximate-

JADER RECEIVED FOR FILING

Date

By

ly 123 acres, more or less, zoned R.C.2. The majority of the property is farmed; however, as a result of two outconveyances in the 1980s, two lots were created which have since been developed with single family homes. The Petitioner now comes before me seeking relief to allow the creation of a third lot. On behalf of the request, Ms. Bull testified that the entire tract was acquired by her family in 1943, at which time, the property was laid out as three separate parcels. Ms. Bull purchased the entire tract in 1968. In 1981, she conveyed one 2-acre lot to her daughter and son-in-law, Mr. & Mrs. John H. Lowe, and in 1986, she conveyed another 2-acre lot to her other daughter and son-in-law, Mr. & Mrs. Dennis C. Badders. These lots, as shown on the site plan submitted as Petitioner's Exhibit 1, were subdivided and conveyed without benefit of a special hearing. Building permits were eventually obtained by the two daughters and single family homes constructed on each lot. An old farm house is located in the center of the remaining overall tract.

As noted above, Ms. Bull is desirous of creating another 2-acre lot to construct a single family dwelling for herself and her other daughter, who has Downes syndrome. This lot is proposed to be located immediately adjacent to and east of the Lowe lot. Ms. Bull would like to build a ranch-style home, with all living quarters on the first floor to accommodate the needs of herself and her daughter. In order to create the third lot, the requested special hearing is necessary to approve the reallocation of the density units associated with the overall tract.

Testimony demonstrated that the overall tract was laid out as three separate parcels many years ago. These Parcels were separately described within a deed, dated March 2, 1943, and have existed as separate parcels since that time and long before 1979 when the R.C.2 regulations

were enacted. In 1943, Parcel 1, which contains the original farm house, consisted of 114.233 acres, Parcel 2 was an odd, triangular shaped parcel of land containing only 0.108 acres, and Parcel 3 was a rectangular shaped parcel of property located at the intersection of Turner Crossing Road and York Road, containing 4.717 acres. Based on that configuration and the fact that three separate parcels existed, the Petitioner was entitled to four rights of subdivision, or four (4) density units. That is, Parcels 1 and 3 were entitled to two density units each. Under today's proposal, the Petitioner is seeking confirmation and approval of the two previously subdivided lots, the Badders and Lowe lots, in 1981 and 1986, which in essence, have utilized two of the four density units associated with the overall tract. One other density unit is utilized by the old farm house that exists on Parcel 1. There remains one density unit which can be utilized by Ms. Bull to create a third lot.

As noted above, the purpose of the creation of a third lot is so that Ms. Bull can construct a new single family home for herself and her other daughter. The Petitioner was originally advised that the new dwelling would have to be constructed on Parcel 3 as shown on Petitioner's Exhibit 1. However, the Petitioner wishes to create the third lot immediately adjacent to the Lowe property as shown on Petitioner's Exhibit 1. Ms. Bull has agreed to execute an additional deed of transfer, eliminating Parcel 3 in its entirety from the subject property, and incorporating same into the remainder of the tract, or Parcel 1. This will eliminate the possibility of any density units being attributed to Parcel 3 at some point in the future. In addition, Ms. Bull will execute an additional deed which conveys to herself, the two-acre parcel which will contain one density unit, so that she may construct a single family home thereon.

ORDER RECEIVED FOR FILING
Date 10/16/97
By [Signature]

After due consideration of the testimony and evidence presented, I am persuaded to grant the relief requested. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not be detrimental to the public health, safety, and general welfare and meets the spirit and intent of the zoning regulations.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the special hearing should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 10th day of June, 1997, that the Petition for Special Hearing seeking approval that Parcel 3 of the subject property, as shown on the site plan, being a separately described parcel on the deed description, is capable of being subdivided into two lots, pursuant to Section 1A01.3.B.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), and the transfer of one of these building rights/density units to the lot on adjacent Parcel 1 (owned by Dennis C. Badders), which was created without the benefit of a density unit, in accordance with Petitioner's Exhibit 7, be and is hereby GRANTED, subject to the following restrictions:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

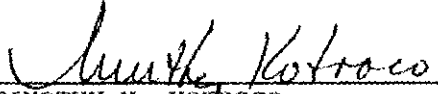
2) Pursuant to Section 502.2 of the B.C.Z.R., a new deed incorporating a reference to this case and the restrictions and conditions set forth herein shall be recorded among the Land Records of Baltimore County within sixty (60) days of the date of this Order.

3) Prior to the issuance of any building permits, the Petitioner shall execute a new deed transferring to herself, the 2-acre lot located immediately adjacent to the Lowe property, as shown on Petitioner's Exhibit 7. In addition, the Petitioner shall execute a new deed eliminating Parcel 3, which contains 4.995 acres, more or less, and incorporating same into the remainder of the overall tract, identified as Parcel 1 on Petitioner's Exhibit 7.

4) All deeds prepared in accordance with this Order shall reference this case and the restrictions and conditions contained herein so that any future purchasers of any portion of this property will have notice of this hearing and the reallocation of the density units associated with the overall tract. A copy of all recorded deeds shall be forwarded to the Department of Permits and Development Management for inclusion in the case file.

5) There shall be no further rights of subdivision of any of the lots on the subject property, including the Badders lot, the Lowe lot, the new lot created by Ms. Bull, pursuant to this Order, and the remainder of the overall tract which contains the original farm house, identified as Parcel 1 on the site plan.

6) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING

Date

By



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

June 10, 1997

Edward C. Covahey, Jr., Esquire
614 Bosley Avenue
Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING
SW/Corner Turner Crossing Road and York Road
(211 Turner Crossing Road)
7th Election District -3rd Councilmanic District
Blance A. Bull - Petitioner
Case No. 97-444-SPH

Dear Mr. Covahey:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Ms. Blanche A. Bull
P.O. Box 204, Maryland Line, Md. 21105

People's Counsel; Case Files



RE: PETITION FOR SPECIAL HEARING
211 Turner Crossing Road, SWC Turner
Crossing and York Roads
7th Election District, 3rd Councilmanic

Blanche A. Bull
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 97-444-SPH

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 16th day of May, 1997, a copy of the foregoing Entry of Appearance was mailed to Edward C. Covahey, Jr., Esq., 614 Bosley Avenue, Towson, MD 21204, attorney for Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at

211 TURNER CROSSING ROAD

97-444-SPH

which is presently zoned RC-2

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

FIND THAT PARCEL THREE ON THE ATTACHED SITE PLAN, BEING A SEPARATE DESCRIBED PARCEL ON THE DEED DESCRIPTION, IS CAPABLE OF BEING SUBDIVIDED INTO TWO LOTS (IN ACCORDANCE WITH SECTION 1A01.3B.1 OF THE BALTIMORE COUNTY ZONING REGULATION), AND APPROVE THE TRANSFER OF ONE OF THESE BUILDING RIGHTS/DENSITY UNITS TO THE BADDERS LOT IN THE ADJACENT PARCEL ONE, WHICH WAS CREATED WITHOUT THE BENEFIT OF A DENSITY UNIT.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

EDWARD C. COVAHEY, JR.

(Type or Print Name)

Signature

614 BOSLEY AVENUE (410) 828-9441

Address Phone No.
TOWSON MARYLAND 21204
City State Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

BLANCHE A. BULL

(Type or Print Name)

Signature

(Type or Print Name)

Signature

P. O. BOX 204 (410) 329-6770

Address Phone No.

MARYLAND LINE MARYLAND 21105

City State Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

Name

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates Next Two Months

ALL OTHER

REVIEWED BY: JCM DATE 4-14-97

444

ORDER RECEIVED FOR FILING

Date

By

97-444-SPH

ZONING DESCRIPTION FOR 211 TURNER CROSSING ROAD.

Beginning at a point at the southwesterly intersection of York Road which is a 66 foot wide right of way and Turner Crossing Road which is a 16.5 foot wide right of way as recorded in Deed Liber 8479, Folio 157, Parcel 3, containing 4.717 acres also being known as 211 Turner Crossing Road and includes the following measurements and directions:

1. S 22°30'00" E 468.60'
2. S 53°00'00" W 405.90'
3. N 31°31'26" W 471.34'
4. N 54°24'35" E 299.49'
5. N 54°17'58" E 145.21'
6. N 61°12'17" E 34.02' to the place of beginning.

444

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #97-444-SFH
211 Turner Crossing Road
SWC Turner Crossing
and York Roads

7th Election District
3rd Councilmanic
Legal Owner(s):

Blancie A. Bull
Special Hearing: to find that Parcel 3, is capable of being subdivided into 2 lots and approve the transfer of one of these building rights/density units to the Badders Lot in the adjacent Parcel 1, which was created without the benefit of a density unit.

Hearing: Wednesday, May 21, 1997 at 2:30 p.m. 4th floor hearing room Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible, for special accommodations Please Call 887-3353
(2) For information concerning the file and/or Hearing, please Call 887-3391.

5/04/97 May 1

CERTIFICATE OF PUBLICATION

TOWSON, MD.,

May 1, 1997

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on May 1, 1997.

THE JEFFERSONIAN,

A. Henrickson

LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
SCCELLANEOUS RECEIPT

444

No.

035957

DATE

4/14/97

ACCOUNT

Pool-6150

AMOUNT

\$ 50.00

RECEIVED

FROM:

Blanch B.L.L

211

T-10002 Cassing
Po.

FOR:

SPH (630)

DISTRIBUTION

1 - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

Sam

CASHIER'S VALIDATION

\$50.00

01AG00#0037MICHEE
SA 0002:40PAD4-14-97

CERTIFICATE OF POSTING

RE: Case No.:

97-444-A
97-444-A

Petitioner/Developer: BLANCHE BULL, ETAL

c/o

Date of Hearing/Closing:

5/21/97

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at 211 TURNER CROSSING RD.

The sign(s) were posted on

5/3/97

(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 5/5/97

(Signature of Sign Poster and Date)

Patrick M. O'Keefe

(Printed Name)

523 Penny Lane

(Address)

Hunt Valley, MD 21030

(City, State, Zip Code)

(410) 666-5366

Pager (410) 646-8354

(Telephone Number)

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____.

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 97-444-SPH

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: A SPECIAL HEARING TO APPROVE THE
SUBDIVISION OF PARCEL #3, KNOWN AS 2-11

TURNER CROSSING ROAD AND THE TRANSFER OF ONE
DENSITY UNIT FROM SAID PARCEL TO 331

TURNER CROSSING ROAD, ALSO KNOWN AS THE "BANDERS
LOT" OF PARCEL ONE.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 444

Petitioner: Blanche A. Bull

Location: 211 Turner Crossing Road

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Edward C. Covach, Jr.

ADDRESS: Covach & Boozar, P.A.

614 Borley Ave, Towson MD 21204

PHONE NUMBER: (410) 828-5441

AJ:ggs

(Revised 09/24/96)

TO: PUTUXENT PUBLISHING COMPANY
May 1, 1997 Issue - Jeffersonian

Please forward billing to:

Edward C. Covahey, Jr., Esq.
Covahey and Boozer, P.A.
614 Bosley Avenue
Towson, Maryland 21204
410-828-9441

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-444-SPH
211 Turner Crossing Road
SWC Turner Crossing and York Roads
7th Election District - 3rd Councilmanic
Legal Owner(s): Blanche A. Bull

Special Hearing to find that Parcel 3 is capable of being subdivided into 2 lots and approve the transfer of one of these building rights/density units to the Badders Lot in the adjacent Parcel 1, which was created without the benefit of a density unit.

HEARING: WEDNESDAY, MAY 21, 1997 at 2:30 p.m., 4th floor hearing room Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

4/25/97

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-444-SPH
211 Turner Crossing Road
SWC Turner Crossing and York Roads
7th Election District - 3rd Councilmanic
Legal Owner(s): Blanche A. Bull

Special Hearing to find that Parcel 3 is capable of being subdivided into 2 lots and approve the transfer of one of these building rights/density units to the Badders Lot in the adjacent Parcel 1, which was created without the benefit of a density unit.

HEARING: WEDNESDAY, MAY 21, 1997 at 2:30 p.m., 4th floor hearing room Courts Building, 401 Bosley Avenue.

A handwritten signature in black ink, appearing to read "Arnold Jablon". The signature is fluid and cursive, with a large, sweeping "J" and "B".

Arnold Jablon
Director

cc: Blanche A. Bull
Edward C. Covahey, Jr., Esq.

NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY MAY 6, 1997.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

May 16, 1997

Edward C. Covahey, Jr.
614 Bosley Avenue
Towson, MD 21204

RE: Item No.: 444
Case No.: 97-444-SPH
Petitioner: Blanche A. Bull

Dear Mr. Covahey:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on April 14, 1997.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (410-887-3391).

Sincerely,

A handwritten signature in black ink that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



_____ Attach original petition

Due Date 5/5/97

To: Arnold L. Jablon

From: Bruce Seeley *BS/gp*

Subject: Zoning Item #444

Bull 211 Turner Crossing Road

Zoning Advisory Committee Meeting of April 28, 1997

_____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

_____ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.

_____ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

X Development of this property must comply with the Forest Conservation Regulations (Sections 14-401 through 14-422 of the Baltimore County Code).

_____ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

X Ground Water Management: Soil evaluations have been conducted.

Revised plans must be submitted prior to approval. Contact G.W.M. at 887-2762 for more information.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

DATE: May 5, 1997

FROM: Arnold F. "Pat" Keller, III, Director
Office of Planning

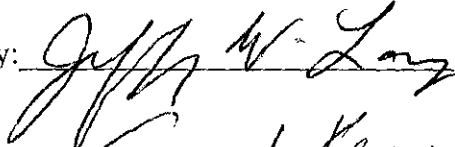
SUBJECT: Zoning Advisory Petitions

The Planning Office has no comments on the following petitions (s):

Item No. 444

If there should be any questions or if this office can provide additional information,
please contact Jeffrey Long in the Office of Planning at (401) 887-3495

Prepared by:



Division Chief:



AFK/JL



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary

Parker F. Williams
Administrator

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

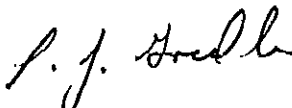
RE: Baltimore County 4-23-97
Item No. 444 JCM.

Dear Ms. Eubanks:

We have reviewed the referenced item and we have no objection to approval, as a field inspection reveals the existing entrance(s) onto MD/US are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.
Thank you for the opportunity to review this item.

Very truly yours,


for Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

B A L T I M O R E C O U N T Y, M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: May 5, 1997

FROM: *RWB* Robert W. Bowling, Chief
 Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
 for May 5, 1997
 Item Nos. 443, 444, 445, 446, 447, 448, 451, 455, 457, 458, 459
 and 460

 The Development Plans Review Division has reviewed the subject
zoning item, and we have no comments.

RWB:HJO:cab

cc: File

ZONE505.NOC

April 28, 1997

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF April 28, 1997

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

3. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

443, (444), 445, 446, 447, 448, 449, 450, 451, 452, 457, 458,
459, 460, and 461

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F
cc: File

File

COVAHEY & BOOZER, P. A.

ATTORNEYS AT LAW
614 BOSLEY AVENUE
TOWSON, MARYLAND 21204
AREA CODE 410
828-9441

EDWARD C. COVAHEY, JR.
F. VERNON BOOZER *
MARK S. DEVAN
ANTHONY J. DiPAULA *
THOMAS P. DORE
ROGER J. SULLIVAN

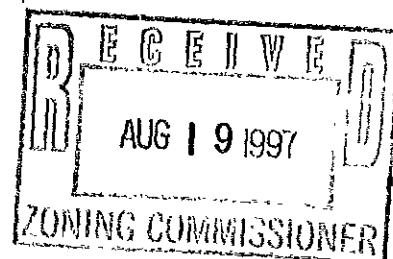
FAX 410-823-7530

ANNEX OFFICE
SUITE 302
606 BALTIMORE AVE
TOWSON, MD 21204

August 18, 1997

* ALSO ADMITTED TO D. C. BAR

Timothy M. Kotroco, Deputy Zoning
Commissioner for Baltimore County
Courthouse, Suite 112
400 Washington Avenue
Towson, Maryland 21204



Re: Petition for Special Hearing
SW/Corner Turner Crossing Road and York Road
(211 Turner Crossing Road)
7th Election District-3rd Councilmanic District
Blanche A. Bull - Petitioner
Case No. 97-444-SPH

*Request Granted,
TMK*

Dear Mr. Kotroco:

Pursuant to the terms of your Order dated June 10, 1997, whereby the new deed was to be recorded within sixty (60) days, please treat this letter as a request for a sixty (60) day extension to accomplish preparation of the deed. In order to prepare the deed, Erich J. Schmitt, the surveyor, had to field survey the tract and then submit his preliminary minor subdivision plat to the various Baltimore County agencies. The Department of Environmental Protection and Resource Management (D.E.P.R.M.) takes the position that a Best Management Plan for the farming operation on the whole farm must be written and agreed on between D.E.P.R.M. and the U.S. Soil Conservation Service. The surveyor advises that the Plan is being developed, however, submitting same to the Conservation Service will require some time to accomplish. Until the minor subdivision plan is approved, we cannot legally record the deed. I am hopeful that this can be accomplished within sixty (60) days.

Should the Commissioner have any questions, please feel free to contact me.

Very truly yours,

[Signature]
Edward C. Covahey, Jr.

ECC,Jr./ldr
18ldr.11
cc: Erich J. Schmitt
Highland Survey Associates, Inc.

For value received we hereby release the above or within mortgage AS
 Witness our hands and seals this 23rd day of February in the year nineteen
 hundred and forty-five

TEST
 Hannah C EARL

Herman H Kooh
 Catherine G Kooh

EXP. LAWYER'S
 (SEAL) (SEAL)

Recorded Mar 1 1945 at 9.30 AM & Exd per Robert J Spittel Clerk

35674 : THIS DEED Made this 2nd day of March in the year one
 Henry Dickmyer & wife : thousand nine hundred and forty-three by and between
 Deed to : HENRY DICKMYER and BETTIE DICKMYER his wife of Baltimore
 William A Bull & wife : County State of Maryland parties of the first part and
 U S Stamp \$12.65 : WILLIAM A BULL and EDNA E BULL his wife of Baltimore
 State Tax \$11.50 : County State of Maryland parties of the second part

WITNESSETH that in consideration of the sum of Five
 (\$5.00) Dollars and other good and valuable considerations the receipt whereof is hereby
 acknowledged the said Henry Dickmyer and Bettie Dickmyer his wife do grant and convey
 unto William A Bull and Edna E Bull his wife as tenants by the entireties their assigns
 the survivor of them his or her heirs and assigns in fee simple all those tracts or parcels
 of ground situate in the Seventh Election District of Baltimore County in the State of
 Maryland and described as follows that is to say

BEGINNING for the first thereof at a stone south twenty-six and one-half degrees east
 one hundred and thirteen perches to a stone by a chestnut south sixty-seven and one-quarter
 degrees east twenty-four and eight-tenths perches to a chestnut tree south twenty-nine and
 three-quarter degrees east eight and two-tenths perches to a stone north fifty-six degrees
 east one hundred and fifteen perches to a stone north twenty-two and one-quarter degrees
 west forty-four perches to a stone north twenty-three and one-half degrees west seventy-
 seven perches to a stone south fifty-two and one-quarter degrees west twenty-four and one-
 half perches to a stone north twenty-three degrees west twenty-seven and six-tenths perches
 to a stone south fifty-three and three-quarter degrees west fifty and three-tenths perches
 to a stone south thirty and one-quarter degrees west nine and two-tenths perches to a
 chestnut tree north forty-eight degrees west three and nine-tenths perches to a stone
 south fifty-three and three-quarter degrees west fifty-one perches to the place of beginning

CONTAINING one hundred and fifteen acres more or less

BEGINNING for the second thereof on the southeast side of Adam Krout's Road thence
 running south forty-eight degrees east three and nine-tenths perches to a chestnut tree
 north thirty and one-fourth degrees east nine and two-tenths perches to a stone fifty-four
 and one-quarter degrees west nine and three-tenths perches to the place of beginning

CONTAINING seventeen and one-half perches more or less

BEGINNING for the third thereof at a stone on the western limit of the Baltimore and
 Yorktown Turnpike Road at the head of Krout's Lane thence running as follows south fifty-three

DEED

2

DELIVERED TO
 Robert J. Spittel
 SIGNATURE

degrees west twenty-nine perches to a stone south thirty-one and one-half degrees east twenty-seven and six-tenths perches to a stone north fifty-three degrees east twenty-four and six-tenths perches to a stone north twenty-two and one-half degrees west twenty-eight and four-tenths perches to the place of beginning

CONTAINING four acres two rods and seventeen perches more or less

BEING all and the same land which by deed dated the 25th day of August 1937 and recorded among the Land Records of Baltimore County in Liber C W B Jr No 1006 folio 428 was granted and conveyed by The Maryland Virginia Joint Stock Land Bank of Baltimore to Henry Dickmyer and Bettie Dickmyer his wife the within grantors

TOGETHER with the buildings and improvements thereupon and the rights alleys ways waters privileges appurtenances and advantages to the same belonging or in anywise appertaining

TO HAVE AND TO HOLD the said lots of ground and premises unto and to the use of the said William A Bull and Edna E Bull his wife as tenants by the entireties their assigns the survivor of them his or her heirs and assigns in fee simple forever

AND the said Grantors hereby covenant that they have not done nor suffered to be done any act matter or thing whatsoever to encumber the property hereby granted that they will warrant specially the property hereby granted and conveyed and they will execute such further assurances of said land as may be requisite

WITNESS the hands and seals of said Grantors

TEST Henry Dickmyer (Seal)

R Parke Blowman Bettie Dickmyer (Seal)

STATE OF MARYLAND BALTIMORE COUNTY TO WIT

I HEREBY CERTIFY That on this 2nd day of March 1943 before me the subscriber a Notary Public of the State of Maryland in and for Baltimore County aforesaid personally appeared HENRY DICKMYER and BETTIE DICKMYER his wife the within named Grantors and they each acknowledged the foregoing Deed to be their act and deed

AS WITNESS my hand and Notarial Seal

(Notarial)

R Parke Blowman

(Seal)

Notary Public

Recorded Mar 4 1943 At 10 15 A M & Exd Per Robert J Spittel Clerk

(Recorded By C L B)

(Examiners J&G)

35675 : THIS MORTGAGE Made this 2nd day of March in the year nineteen
William A Bull & wife : hundred and forty-three by and between WILLIAM A BULL and
Mtg to : EDNA E BULL HIS WIFE Mortgagors of Baltimore County in the
Henry Dickmyer & wife : State of Maryland of the first part and HENRY DICKMYER and
BETTIE DICKMYER his wife of Baltimore County State of Maryland
Mortgagees of the second part

WHEREAS the said William A Bull and Edna E Bull his wife owe and stand justly indebted unto the said Henry Dickmyer and Bettie Dickmyer his wife of the County and State aforesaid in the sum of Eight thousand (\$8,000.00) dollars being the balance of the purchase price of the hereinafter described property and for said sum have passed to the said Henry

DEL PER TICKET JUN 28 1943

THIS DEED, Made this 24th day of June, in the year one thousand nine hundred and sixty-nine, by and between W. HARRY BULL, Executor under the Last Will and Testament of EDNA E. BULL, late of Baltimore County, State of Maryland, deceased, party of the first part; and ALLEN B. BULL and BLANCHE A. BULL, his wife, of Baltimore County, State of Maryland, parties of the second part.

WHEREAS, the said Edna E. Bull (widow) being seized of the property hereinafter described departed this life January 12, 1968. (That her Husband, William A. Bull, departed this life on March 24, 1965.) that Edna E. Bull left a Last Will and Testament dated November 26, 1965, which is recorded in the Register of Wills for Baltimore County in Wills Liber J.L.D. No. 103, folio 279, Estate Docket 26-307 Case #26087.

WHEREAS, under and by virtue of the aforesaid Last Will and Testament, the said Edna E. Bull did appoint W. Harry Bull as Executor thereunder, Estate #26087, and she did vest her said Executor with full and absolute power to sell her real estate at either public or private sale and for such price as he shall deem proper without the necessity of prior application to the Orphans' Court; and

WHEREAS, the said party of the first part, Executor as aforesaid, in pursuance of the power and authority vested in him under the aforesaid Last Will and Testament, has sold at private sale the property hereinafter described unto Allen B. Bull and Blanche A. Bull, his wife, at and for the price of One Hundred and Seventeen Thousand Dollars, (\$117,000.00); and

- 2 -

WHEREAS, said sale has been duly reported to and ratified and confirmed by the Orphans' Court of Baltimore County on May 20, 1969, that Eleven Thousand, Seven Hundred Dollars, (\$11,700.00) was paid upon the signing of the Contract of Sale with balance to be paid in cash on date of settlement.

WITNESSETH, that in consideration of the sum of Five Dollars (\$5.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said party of the first part does grant and convey unto the said parties of the second part, as tenants by the entireties, their heirs and assigns, the survivor of them, his or her heirs and assigns, all those tracts or parcels of ground situate, lying, or being in the Seventh Election District of Baltimore County, State of Maryland, and described as follows, that is to say:

BEGINNING for the first thereof at a stone south twenty-six and one-half degrees east one hundred and thirteen perches to a stone by a chestnut south sixty-seven and one-quarter degrees east twenty-four and eight-tenths perches to a chestnut tree south twenty-nine and three quarterdegrees east eight and two-tenths perches to a stone north fifty-six degrees east one hundred and fifteen perches to a stone north twenty-two and one-quarter degrees west forty-four perches to a stone north twenty-three and one-half degrees west seventy-seven perches to a stone south fifty-two and one-quarter degrees west twenty-four and one-half perches to a stone north twenty-three degrees west twenty-seven and six-tenths perches to a stone south fifty-three and three-quarter degrees west fifty and three-tenths perches to a stone south thirty and one-quarter degrees west nine and two-tenths perches to a chestnut tree north forty-eight degrees west three and nine-tenths perches to a stone south fifty-three and three-quarter degrees west fifty-one perches to the place of beginning.

BEGINNING for the second thereof on the southeast side of Adam Krout's Road, thence running south forty-eight degrees east three and nine-tenths perches to a chestnut tree, north thirty and one-fourth degrees east nine and two-tenths perches to a stone fifty-four and one quarter degrees west nine and three-tenths perches to the place of beginning.

BEGINNING for the third thereof at a stone on the western limit of the Baltimore and Yorktown Turnpike Road at the head of Krout's Lane; thence running as follows: south fifty-three degrees west twenty-nine perches; to a stone south thirty-one and one-half degrees east twenty-seven and six-tenths perches

- 3 -

to a stone north fifty-three degrees east twenty-four and six-tenths perches to a stone north twenty-two and one-half degrees west twenty eight and four-tenths perches to the place of beginning.

CONTAINING one hundred and seventeen acres more or less.

BEING all and the same land which by deed dated the 25th day of August, 1937, and recorded among the Land Records of Baltimore County in Liber C.W.B.Jr. No. 1006, folio 428, was granted and conveyed by The Maryland-Virginia Joint Stock Land Bank of Baltimore, to Henry Dickmyer and Bettie Dickmyer, his wife.

BEING all and the same land which by deed dated March 2nd, 1943, and recorded among the Land Records of Baltimore County in Liber R.J.S. No. 1274, folio 275, was granted and conveyed by Henry Dickmyer and Bettie Dickmyer, his wife, of Baltimore County, State of Maryland, to William A. Bull and Edna E. Bull, his wife.

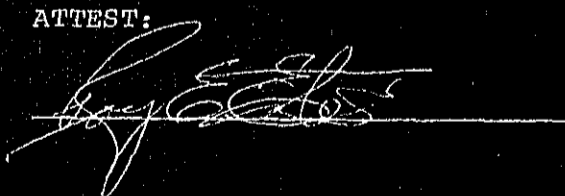
SAVING AND EXCEPTING all that right, title, and interest in and to the Road Bed of York Road, Baltimore County, State of Maryland, and recorded in the Land Records of said County and State in Liber G.L.B. No. 3380, folio 428, by Deed dated July 12, 1958, to the State Roads Commission.

TOGETHER with the buildings and improvements thereon erected, made, or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or in any wise appertaining.

TO HAVE AND TO HOLD the land and premises; above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said parties of the second part, as tenants by the entireties, the survivor of them and the heirs and assigns of the survivor, in fee simple.

WITNESS the hand and seal of said Grantor.

ATTEST:



W. Harry Bull
W. Harry Bull, Executor under
the Last Will and Testament
of Edna E. Bull, deceased

HIGHLAND SURVEY ASSOCIATES, INC.

4501 FAWN GROVE ROAD
STREET, MARYLAND 21154

(410)836-1238

January 30, 1996

Mr. John Lewis
Baltimore County ZADM
111 West Chesapeake Ave.
Towson, Maryland 21204

Dear Mr. Lewis,

This correspondence is in reference to the proposed subdivision of lands of Ms. Blanche Bull located at the intersection of York Road and Turner Crossing Road in Freeland Maryland. We are replying to your request for information concerning the devolution of title for the referenced site.

This farm is delineated on the Baltimore County tax maps as tax map 7, grid 3, parcel 29 and is all zoned RC-2.

Base Tract -

As of November 25, 1979 this parcel contained 117.25 acres of land more or less, (see enclosed copy of tax map 7 as published in 1975), the outlines of said parcel being marked in red. This parcel of land was owned by Allen B. Bull and Blanche A. Bull, (see being clause of deed 8479/157 which is enclosed). This parcel of land contained 3 separately described parcels of land, the first (marked #1) containing 113.45 acres of land, the second (marked #2) containing 0.108 acres of land, and the third (marked #3) containing 4.996 acres of land. These three acreages add up to slightly more than the aforementioned 117.25 acres which may be attributed to the fact that the descriptions are very old and do not close. The 4.996 acre parcel was plainly shown on the 1979 tax map with a tie bar to the remainder of the farm. I have taken the liberty of drawing the 0.108 acre parcel on the 1979 tax map for reference. In 1990 the entire parcel was conveyed from Ms. Blanche Bull to Allen B. Bull et al, however reserving unto herself a life estate with full powers, (see deed 8479/157).

Off Conveyances -

In August 1981 a 2 acre lot, (Parcel 239) was conveyed to Ms. Bull's daughter and son in law, Mr. & Mrs. John Lowe, by deed 6329/478. Said lot is shown on a plat recorded in Plat Book 48/20 and is shaded in yellow on the enclosed tracing of the present tax map. In 1985 a 2 acre lot was conveyed to Ms. Bull's other son in law and daughter, Mr. & Mrs. Dennis Badders, by deed 6915/385. Said lot is shaded in green on the attached tax map. There has also been an offconveyance to the State

In the interest of speed and economy, we are replying to your letter with marginal notes. If you need more information, do not hesitate to call or write. Thank you for your interest.



February 8, 1996

Dear Mr. Schmitt:

Based on the accuracy of the information provided, the staff has determined the following zoning issues apply to this site.

The creation of the third (2 acre) lot in 1985 was in conflict with the R.C.-2 zoning regulations under Section 1A01.3.B1 of the Baltimore County Zoning Regulations, and appears to still be in violation of same. Depending on the current and proposed development and subdivision it may be possible to request a zoning special hearing to determine what (if any) density remains or may be accrued on the site. No further zoning action will be possible until these issues are resolved.

4 I hope the position of this office is clear regarding this matter, however, if you have any questions please feel free to contact me at 887-3391.

Sincerely,

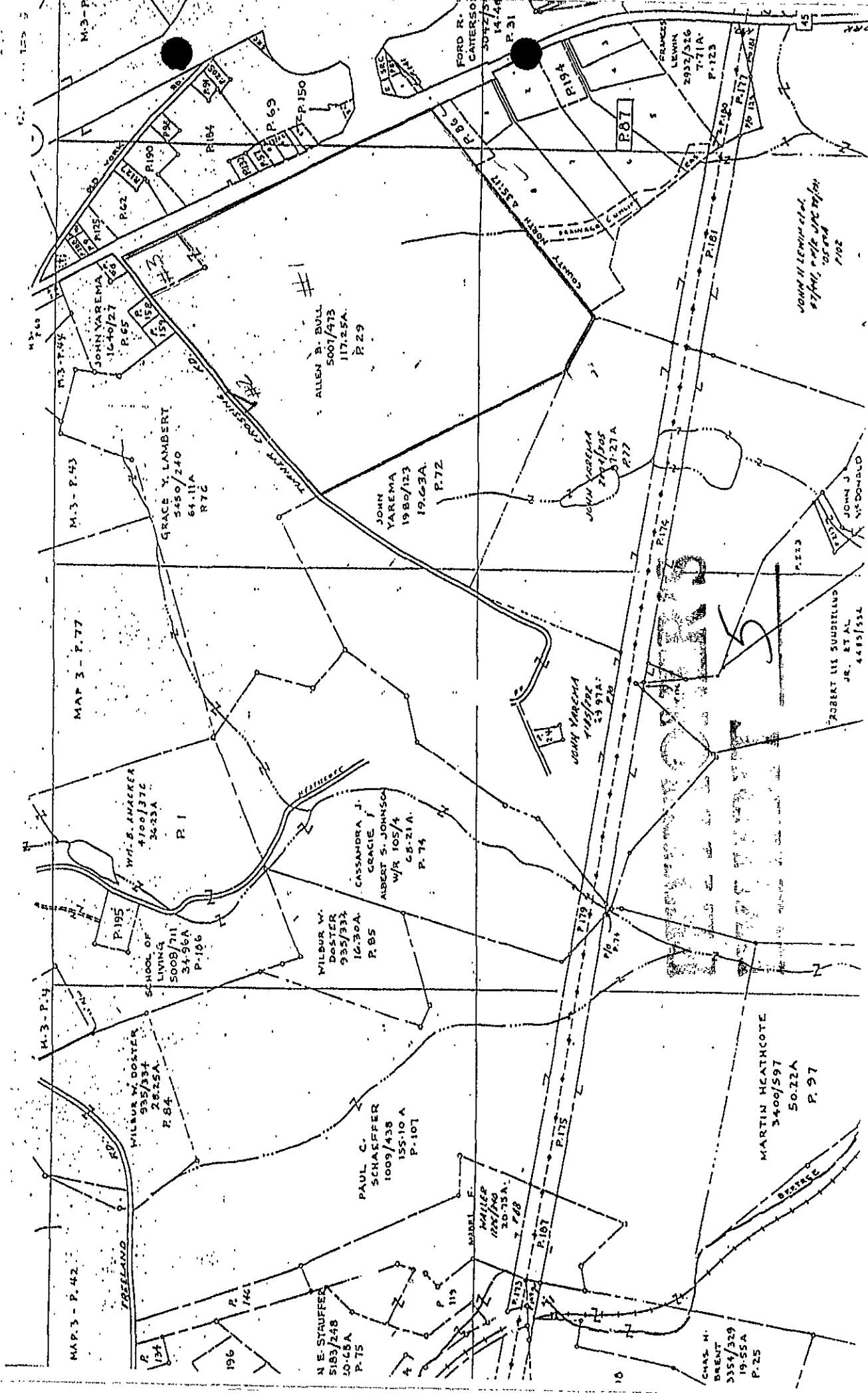
John L. Lewis

Planner II, Zoning Review

SCALE
1" = 900'

COPYRIGHT-MAP DIVISION-1967
MD. DEPT OF ASSESS & TAX.

1. A. 4. 2.



Baltimore County Government
Department of Permits and
Development Management



111 West Chesapeake Ave.
Towson, Md. 21204

(410) 887-3321

February 14, 1996

Highland Survey Associates, Inc.
4501 Fawn Grove Road
Street, Maryland 21154

RE: Lands of Blanche Bull
Turner Crossing Road
DRC Number 01296B, Dist. 7C3

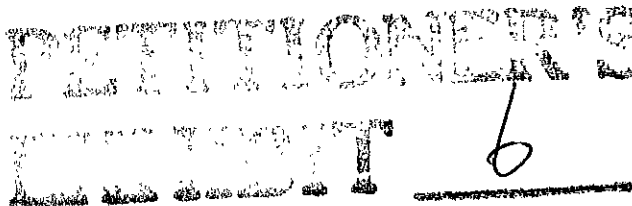
Dear Sir:

Pursuant to Article 25A, Section 5(U) of the Annotated Code of Maryland and as provided in Section 602(d) of the Baltimore County Charter and Section 26-132 of the Baltimore County Code, this letter constitutes an administrative order and decision on the request for issuance, renewal or modification of a license, permit, approval, exemption, waiver or other form of permission you filed with this department.

Your request has been submitted for careful review and consideration to the Development Review Committee (DRC), which is composed of representatives from each of those departments involved in land use decisions. These representatives are designees of the directors of these departments. The purpose of the DRC is to insure compliance with Section 26-171 and Section 26-211 of the Baltimore County Code and to make recommendations to the Director, Department of Permits and Development Management.

The DRC has in fact met in an open meeting on February 12, 1996 and made the following recommendations:

The DRC has denied your request as per the letter from Zoning dated February 10, 1996.



Highland Survey Assoc., Inc.
Lands of Blanch Bull
February 14, 1996
Page 2

I have reviewed the recommendations carefully and I have determined to adopt the recommendations set forth above. It is this 14th day of February, 1996, ordered and decided that the recommendations of the DRC are hereby adopted.

Should you submit an application for any permits that may be required for this project, your application will be processed subject to the conditions set forth above and any plans, securities, or non-county permits that may be required in accordance with County, State, or Federal regulations.

Sincerely,

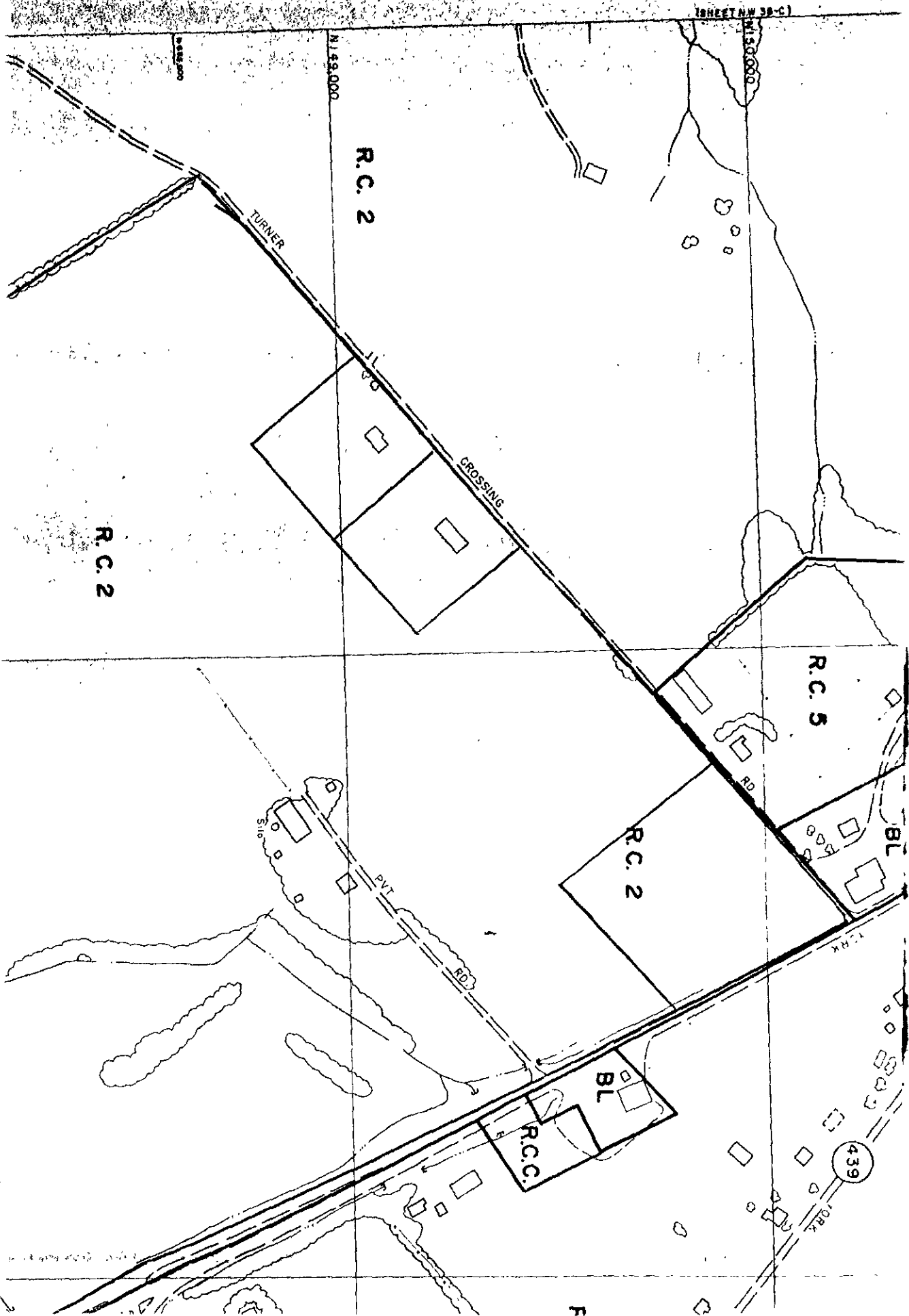


Arnold Jablon
Director

AJ:DTR:KAK:aw

c: Larry Pilson
Susan Wimbley
File

97-444-504

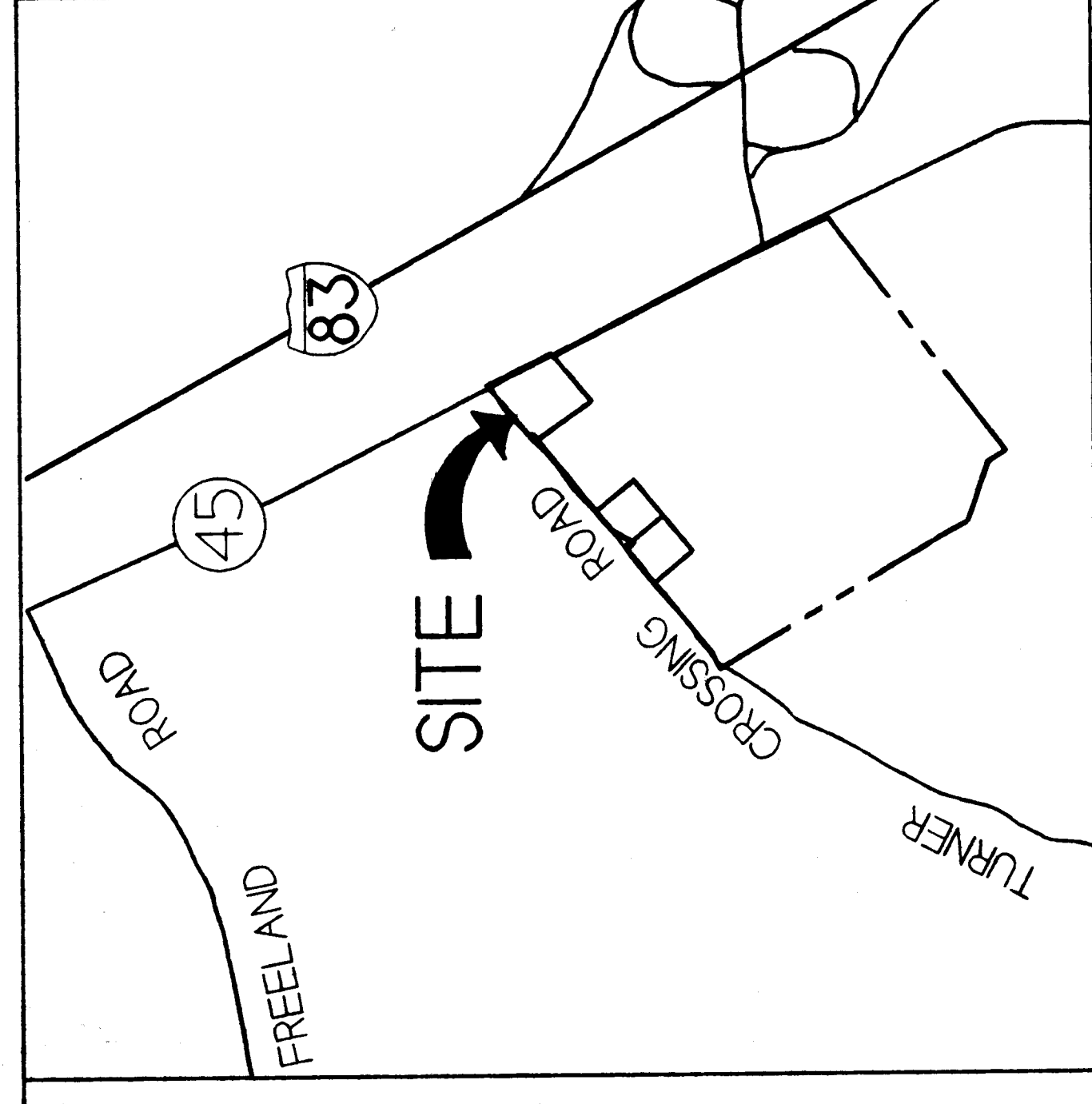


1:200 Map (reduced)
NW 38-13
211 Turner Crossing Rd
(Blanche Bull)

444

THE PURPOSE OF THIS PLAN IS TO HAVE THE ZONING COMMISSIONER FIND THAT PARCEL THREE HAS TWO DENSITY UNITS AND THAT ONE OF THOSE DENSITY UNITS BE TRANSFERRED TO THE BADDERS LOT WHICH WAS CREATED WITHOUT THE BENEFIT OF A DENSITY UNIT.

444

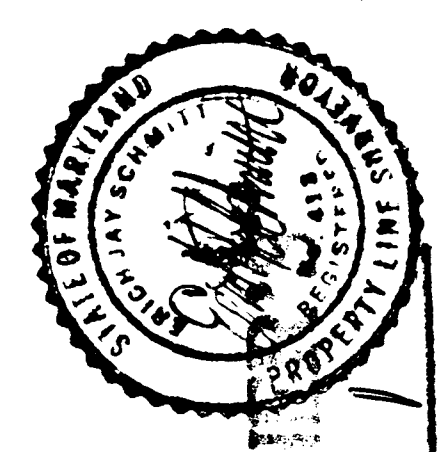


VICINITY MAP
SCALE: 1" = 1000'

TAX MAP 7, GRID 3, PARCEL 29
DEED REF. 8479/157 112.833 AC +/-
TAX ACCOUNT # 0702085982
COUNCILMANIC DISTRICT 3
ELECTION DISTRICT 7
ZONING RC-2
1" = 200' SCALE MAP # NW 38-B
NO WATER OR SEWER AVAILABLE
PRIOR ZONING HEARINGS - NONE

97-444-

SPA
EXHIBIT 1



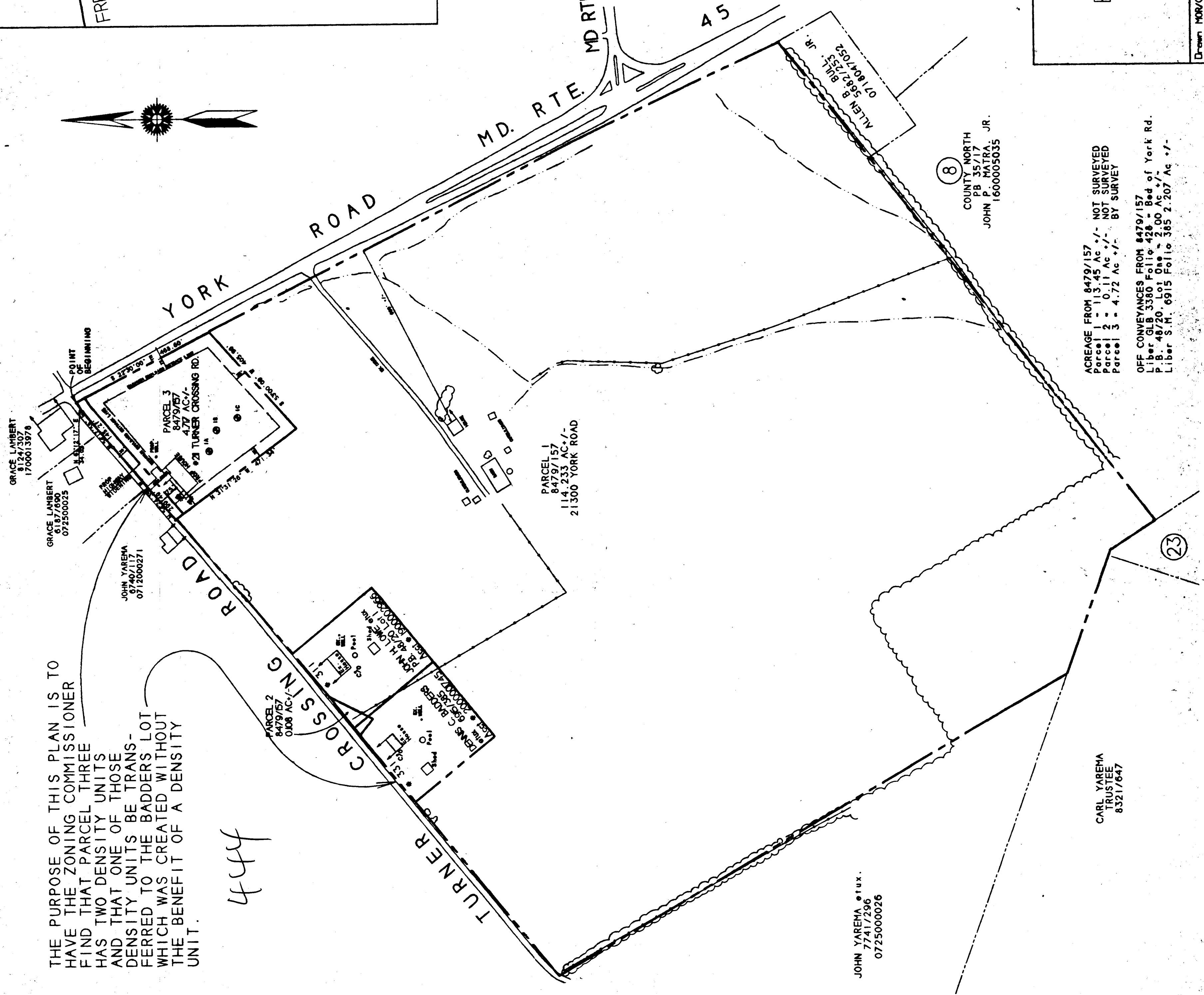
PLAN TO ACCOMPANY
SPECIAL HEARING

HIGHLAND SURVEY
ASSOCIATES, INC.

LANDS OF
BLANCHE BULL

OWNER
Blanche A. Bull
Maryland Line, Maryland 21105
SEVENTH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

Drawn 1006/CAD Checked Scale 1" = 200' Date 03/24/97 Job 95045

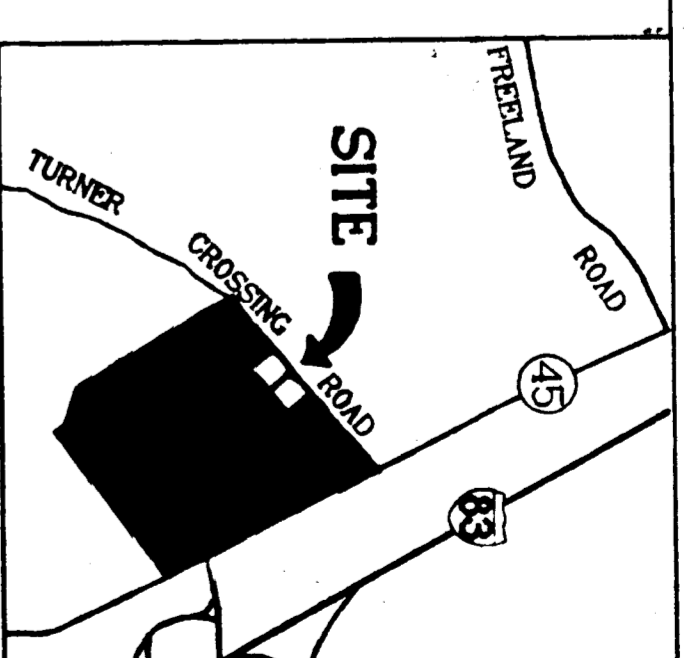


ACREAGE FROM 8479/157
Parcel 1 = 113.45 Ac +/- NOT SURVEYED
Parcel 2 = 0.11 Ac +/- NOT SURVEYED
Parcel 3 = 4.72 Ac +/- NOT SURVEYED

OFF CONVEYANCES FROM 8479/157
Liber GLB 3380 Folio 428 - Bad of York Rd.
P.B. 48/20 Lot One - 2.00 Ac +/-
Liber S.H. 6915 Folio 385 2.207 Ac +/-

CARL YAREMA
TRUSTEE
8321/647

JOHN YAREMA, SUX.
7741/296
0725000026

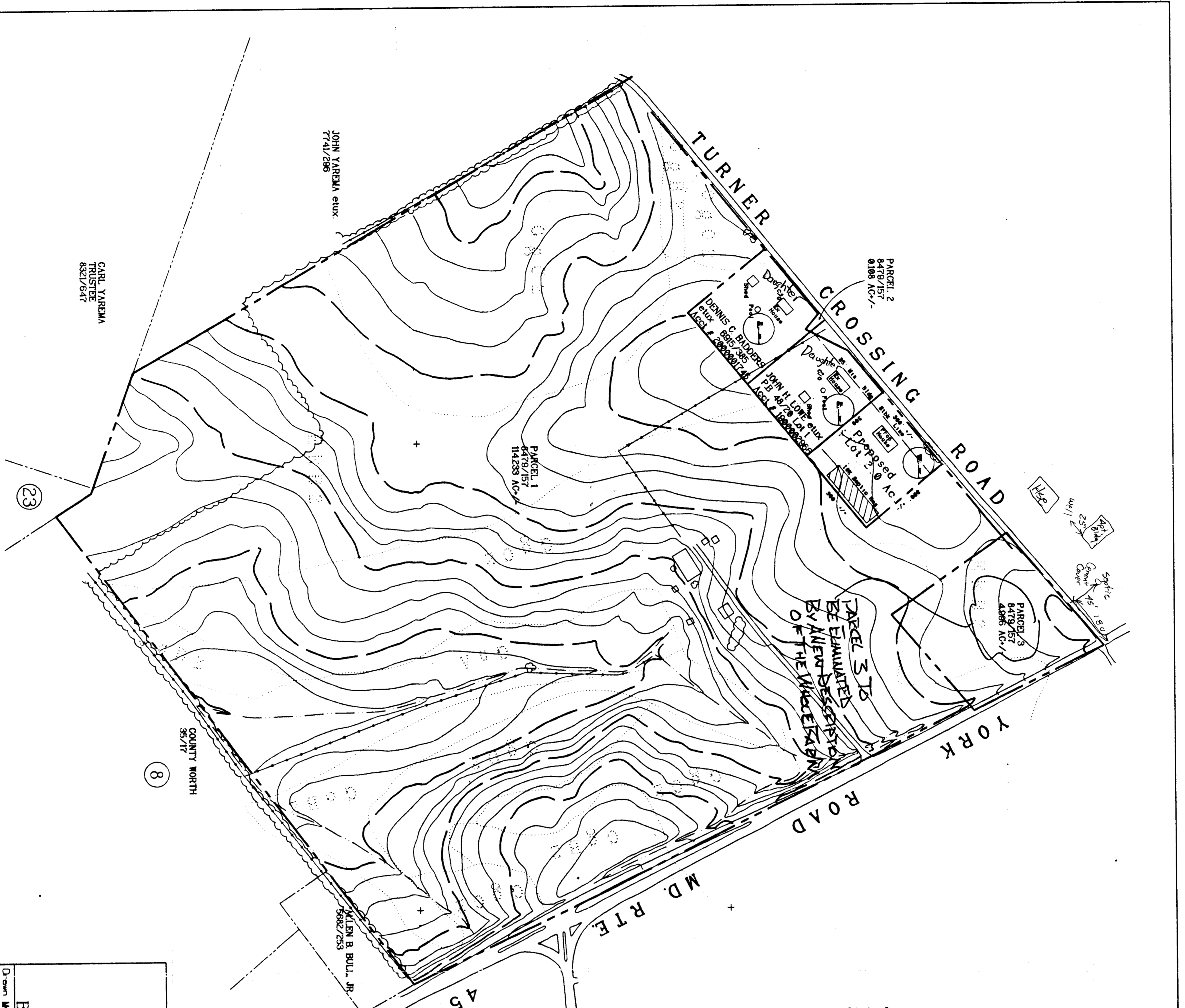


VICINITY MAP
SCALE: 1" = 200'

TAX MAP 7, GRID 3, PARCEL 29
DEED REF. 8479/157 112.833 AC +/-
TAX ACCOUNT # 0702085982

ACREAGE FROM 8479/157
Parcel 1 = 113.45 AC +/-
Parcel 2 = 0.11 AC +/-
Parcel 3 = 4.99 AC +/-

OFF CONVEYANCES FROM 8479/157
Liber GLB 3380 Folio 428 = Bed of York Rd.
P.B. 48/20, Lot One = 2.00 AC +/-
Liber S.M. 6915 Folio 385 2.207 AC +/-



PETITIONER'S
EXHIBIT 7

<p>SITE PLAN LANDS OF BLANCHE BULL OWNER Blanche A. Bull 21654 Railroad Avenue Freeland, Maryland 21053</p>	<p>HIGHLAND SURVEY ASSOCIATES, INC. 4501 Fawn Grove Road Street, Maryland 21154 410-836-1238</p>
<p>SEVENTH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND</p>	<p>Drawn: MOP/GAUD Checked: Scale: 1" = 200' Date: 11/14/95 Job: 92045</p>